

ग्राम पंचायत शिवोली-मार्ना

ता. बार्देस - गोवा, पिन : ४०३५१७
फोन : (०८३२) २२७२२०५



VILLAGE PANCHAYAT SIOLIM-MARNA

TALUKA : BARDEZ - GOA
PIN : 403517
PH : (0832) 2272205

Ref. No. VP/S.M./ _____

Date: _____

Office of the Village Panchayat Siolim Marna

CONSTRUCTION LICENCE

No. VPSM/2016-17/ 10 / 1506

Date: 19/08/2016

Licence is hereby granted for carrying out the Proposed Construction of residential complex comprising of building block A & B, swimming pool and compound wall in terms of resolution No.6(1) taken in the Panchayat meeting dated: 17/8/2016 as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2001 and situated at Siolim Village bearing Sy. No.174/1-A as per technical clearance order bearing no. TPB/1246/SIO/TCP-16/2065 dtd. 14/07/2016 from TCP, Mapusa with the following condition:-

- 1) The applicant shall strictly comply all the condition imposed in the Development Permission/Order No.TPB/1246/SIO/TCP-16/2065 dtd. 14/07/2016. Technical Clearance Order issued by the Town and Country Planning Department, Mapusa.
- 2) The applicant shall notify the Panchayat for giving the alignment of the building.
- 3) The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 4) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
- 5) No material for construction or earth from excavation or any other construction material shall be Stacked on the Public roads.
- 6) The Building should not be occupied unless the Occupancy Certificate is obtained from the Panchayat.
- 7) The Applicant should obtain Conversion Sanad under Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 8) The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.



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- 9) The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 10) Any soak pit should be constructed at a minimum distance of 14 meters away from any well.
- 11) The Ventilation pipe of the septic tank should be provided with a mosquito net.
- 12) The applicant should connect the pipeline from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
- 13) The applicant should fix a board at a prominent place whenever the construction is started , indicating the number, the date and the authority for which the licence for development work has been granted.
- 14) All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
- 15) Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
- 16) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
- 17) The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy Certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
- 18) The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed bricks/laterite/concrete /stone/ashlars masonry finish to buildings will also be permitted.
- 19) The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
- 20) Road widening area shall be asphalted to the existing roads level before applying for Occupancy Certificate.
- 21) Garage and Parking areas shown in the approved plans shall be strictly used for the parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
- 22) Access up to the entrance of the building is to be paved and is provided with drainage facilities.
- 23) No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.



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- 24) All temporary sheds/Existing building shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
- 25) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
- 26) All internal courtyards should be provided with drainage outlet.
- 27) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 28) No soak pit or other structure should come in the road widening area.
- 29) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 30) The area under road widening should not be encroached/enclosed.
- 31) The Ownership and Tenancy of land if any of the property should be verified by the licensing body before the issuing of the license.
- 32) In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner should be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 33) The area on part stilt should not be enclosed in any fashion at any stage and should be used for parking of vehicles for residents of the building only.
- 34) Open parking spaces should be effectively developed and utilized for parking purpose.
- 35) In case of Compound walls, the gates should open inwards only and traditional access, if any passing through the property should not be blocked.
- 36) The Village Panchayat should ensure about adequate arrangement of collection and disposal of solid waste generated within the complex up to the satisfaction of the Village Panchayat.
- 37) Adequate storm water drain network should be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
- 38) The area under road widening should not be encroached/enclosed.
- 39) An Affidavit/undertaking in this regard should be submitted to the local authority on stamp paper of Rs.100/-
- 40) Applicant should make his own arrangement of water for swimming pool.
- 41) The Height of the compound wall strictly maintained as per rules in force.
- 42) This NOC is issued for part compound wall of length of 21.24 running meter only.
- 43) 4.50 mts internal access as shown in the site plan should be effectively developed.



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- 44) Solar water heating/solar energy capturing system should be incorporated in the building as required under the regulation.
- 45) Adequate avenue greenery should be developed.
- 46) The Conversion Sanad vide No. RB/CNV/BAR/AC-1/92/2014 dated 25/11/2015 .
- 47) The N.O.C received from Primary Health Centre, Siolim, Bardez-Goa vide No. PHCS/NOC/16-17/709 dated 28/07/2016.
- 48) The area on part stilt should not be enclosed in any fashion at any stage & should be used for parking of vehicles for residents of the building only.
- 48) The License fee collected as per the estimate dated: 29/07/2016, issued by the Architect, Sahish.S.Khandeparkar Architect, Reg.No.AR/0052/2010.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE
RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.


The applicant has paid the respective tax/fee to the tune of Rs. 106000/- by

Receipt no. 464/47 dated: 19/8/2016

This carries the embossed deal of this Panchayat Office of Village Panchayat of Siolim Marna Bardez Goa.



To,
Mr. Vinaeca Pandurang Porob alias
Vinayak Pandurang Parab Moio alias
Uday Pandurang Moye & Others
POA holder Mr. Anant Y. Navelkar
R/o Block A, 5th Floor, Adwalpalkar Shelters,
Caranzalem., Ilhas - Goa


Secretary
V.P. Siolim Marna

Ref No: TPB/1246/SIO/TCP-16/ 2065
 Office of the Senior Town Planner,
 North Goa District Office,
 Town & Country Planning Dept.,
 302, Govt. Building Complex,
 Mapusa - Goa.
 Dated: 14/07/2016.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 2086

Dated: 12/5/2016.

Technical Clearance is hereby granted for carrying out the construction of residential complex comprising of building block A & B, swimming pool and compound wall by Mr. Vinaeca Panduranga Porob alias Vinayak Pandurang Parab Moio alias Uday Pandurang Moye & Others POA holder Mr. Anant Y. Navelkar as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2001A.D. and Regional Plan for Goa 2021 situated at Siolim village Taluka Bardez Goa, bearing Survey No. 174/1-A with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sing board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
6. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

Cont...2/-

13. The Panchayat shall ensure about the requirement of infrastructure such as water supply and power supply before issue of construction license.
14. The adequate arrangement for collection and disposal of solid waste generated within the Building shall be arranged to satisfaction of Village Panchayat.
15. Adequate storm water network shall be develop up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. Adequate avenue greenery should be developed.
17. If any Complaint/Court Order if any should be verified by the Village Panchayat before issue of construction license.
18. Gradient of the ramps to the stilt parking should not be exceeds 1:6.
19. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
20. Open parking area as shown on the site plan should be effectively developed.
21. This Technical Clearance is issued for residential purpose only.
22. The area under road widening shall not be encroached/enclosed. An Affidavit/undertaking in this regard shall be submitted to local authority on stamp paper of Rs. 100/-.
23. Internal rear access 4.50 mtrs as shown in the site plan shall be effectively developed.
24. Proposed 3.00 mtrs wide rear access as shown on the site plan towards the northern side of the plot shall be strictly maintained and it should not be blocked in any fashion at any stage.
25. If any, Mundkarial rights/Occupants of house shall be protect as per the Mundkarial (protection from Eviction) Act.
26. If any, access to Mundkarial house as shown in the site plan shall be strictly maintained and it should not be blocked in any fashion at any stage.
27. Applicant should make his own arrangement of water for the swimming pool.
28. The height of the compound wall strictly maintained as per rules in force.
29. Compound wall shall be open inwards only.
30. This technical clearance order is issued for compound wall of length of 327.98 running meter only.
31. Existing structures which is shown on site plan for demolition shall be demolished before commencement of work.
32. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the regulation.
33. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.



NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guide line for processing various application.
- b) This Technical Clearance is issued based on the approval from the Govt. vide note moved vide no. **TPB/1246/TCP-16/1698 dtd. 10/6/2016**.
- c) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer **Ravindra L. Palyekar** dtd. **28/4/2015** TCP Reg. No. **SE/0007/2010**.
- d) This Order is issued with reference to the application dated **12/5/2016** from **Mr. Vinaeca Panduranga Porob alias Vinayak Pandurang Parab Moio alias Uday Pandurang Moye & Others** POA holder **Mr. Anant Y. Navelkar**.

Cont...3/-

- e) Applicant has paid additional infrastructure tax of Rs. 5,48,674/- (Rupees Five Lakhs Forty Eight Thousand Six Hundred Seventy Four Only) vide challan no. 106 dated 29/6/2016.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE. OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


14/2/2016
(Vinod Kumar Chandra)
Town Planner


To,
✓ Mr. Vinaeca Panduranga Porob alias
Vinayak Pandurang Parab Moio alias
Uday Pandurang Moye & Others
POA holder Mr. Anant Y. Navelkar
R/o. Block A, 5th Floor, Adwalpalkar Shelters,
Caranzalem, Ilhas - Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Siolim - Marna,
Bardez - Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

